

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, APRIL 10, 2008 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: March 27, 2008
3. Boat Tour - attendance, date and time
4. Review of Zoning Ordinance **(please bring your Zoning Ordinance to the Meeting)**
 - a. Article 7 Off-Street Parking and Loading
 - b. Article 8 Signs
 - c. Article 9 Landscape Regulations
5. Policy Discussion:
 - a. Transfer Development Rights (TDR's) from residential properties to commercial and/or office properties
6. Public comment
7. Next Meeting Date:
 - a. Agenda Items Recommended by Committee
8. Adjournment

Minutes:

1. The meeting was called to order at 8:31 a.m.
2. Attendance was recorded by Staff.
3. The minutes of the March 13, 2008 meeting were approved.
4. The Committee discussed the following related to dock regulations: history of regulations; purpose of the Key's legislation is environment, navigation and preservation of views while the County's regulations are based on environmental issues which in a few instances creates a conflict; Carter McDowell spoke on behalf of several residents along Harbor Drive and explained that DERM requires 4 ft of water to have a dock. He suggested a Special Exception/Conditional Use procedure may be appropriate which would allow conditions such as lights, use restrictions, boat height restriction, and docking restrictions. He discussed riparian rights and the need to protect the sea grass. Jim Taintor recommended that the current regulations are working and should be maintained. There was discussion relating to a 45 degree triangle that is used now and

changing it to 60 degrees. Staff was requested to inquire if a boat tour could be arranged.

5. The meeting adjourned at 10:09 a.m.

6. Respectfully Submitted

Jud Kurlancheek, AICP, Director

Building, Zoning, and Planning Department